

Resolution No. ZSR-21-01 of the Suffolk County Planning Commission
Pursuant to Sections A14-14 to thru A14-25 of the Suffolk County Administrative Code

- WHEREAS, pursuant to Sections A14-14 thru A14-25 of the Suffolk County Administrative Code, a referral was received on June 29, 2020 at the offices of the Suffolk County Planning Commission with respect to the application of “**Bactolac Pharmaceutical Inc.**” located in the Town of Brookhaven
- WHEREAS, said referral was considered by the Suffolk County Planning Commission at its meeting on **January 6, 2021**, now therefore, Be it
- RESOLVED, that the Suffolk County Planning Commission hereby approves the staff report, as may be amended, as the report of the Commission, Be it further
- RESOLVED, pursuant to Section A14-16 of the Suffolk County Administrative Code and Section 239-m 6 of the General Municipal Law, the referring municipality within thirty (30) days after final action, shall file a report with the Suffolk County Planning Commission, and if said action is contrary to this recommendation, set forth the reasons for such contrary action, Be it further
- RESOLVED, that the Suffolk County Planning Commission **Approves**, the Site Plan referral from the Town of Brookhaven Town Planning Board for Bactolac Pharmaceutical Inc. with the following comments:
1. The applicant should continue dialogue with the Suffolk County Department of Public Works with respect to connection to the Suffolk County Wastewater Sewer District #2 (Southwest).
 2. The applicant and the Town should initiate dialogue with the Suffolk County Department of Public Works Transit Division toward the development of a transit (bus) stop location(s) to accommodate riders to both the subject property as well as the entire area. Currently there were no identified bus stops or routes in proximity to the subject site or Brookhaven Technology Center Industrial Park.
 3. The applicant should be encouraged to review the Commissions publication on Managing Stormwater-Natural Vegetation and Green Methodologies and incorporate into the proposal, where practical, design elements contained therein, and as per the Central Pine Barrens’ guidelines, ‘only cause minimal disturbance of native vegetation’.
 4. No mention of the consideration of energy efficiency is provided in the referral material to the Suffolk County Planning Commission. The applicant should be encouraged to review the Suffolk County Planning Commission Guidebook particularly with respect to energy efficiency and incorporate where practical, elements contained therein.
 5. The applicant should review the Planning Commission guidelines particularly related to public safety and incorporate into the proposal, where practical, design elements contained therein.
 6. The applicant should review the Planning Commission guidelines particularly related to universal design and incorporate into the proposal, where practical, design elements contained therein.

7. In order to mitigate any potential adverse impact to residential dwellings to the south from site lighting impacts, all lighting on site should be contained on site and not bleed off onto adjacent properties and site lighting should conform to “dark-sky” initiatives and code ordinances.
8. The Town of Brookhaven and the applicant when reviewing parking shortfalls may wish to consider the installation of an Electric Vehicle charging station as a mitigation to the variance request or other methods to reduce parking stall demand on site or in the industrial park. Techniques may include, but are not limited to parking management programs, employee commute options (rideshare incentives, preferred HOV parking), discounted transit passes (if applicable), provision of bicycle parking facilities, etc.
9. The Applicant should be encouraged to review the Suffolk County Planning Commission Publication entitled Study of Man Made Ponds in Suffolk County and incorporate into the proposal, where practical, design elements contained therein.
10. The Applicant should be encouraged to use local labor, so as to help stimulate local economy and become a partner with the community.

* SCPC Stormwater Publication: http://www.suffolkcountyny.gov/Portals/0/planning/Publications/Stormwater_greenmethods021011r.pdf

** SCPC Guidebook: <http://www.suffolkcountyny.gov/Portals/0/planning/Publications/SCPCguidebk12r.pdf>

Bactolac Pharmaceutical Inc.
Town of Brookhaven

Motion to approve with comments

	AYE	NAY	RECUSED	ABSENT
ANDERSON, RODNEY – At Large	X			
CASEY, JENNIFER - Town of Huntington	X			
CHARTRAND, MATTHEW - Town of Islip	X			
CHU, SAMUEL – Town of Babylon	X			
CONDZELLA, JOHN – Town of Riverhead	X			
ESPOSITO, ADRIENNE - Villages over 5,000	X			
FINN, JOHN - Town of Smithtown	X			
GERSHOWITZ, KEVIN G.- At Large	X			
KAUFMAN, MICHAEL - Villages under 5,000	X			
KELLY, MICHAEL – Town of Brookhaven	X			
KITT, ERROL – At Large	X			
McCarthy, Thomas, - Town of Southold	X			
VACANT, - Town of East Hampton				
VACANT, - Town of Shelter Island				
VACANT, - Town of Southampton				

Motion: Commissioner Kelly

Present: 12

Seconded: Commissioner Kaufman

Absent: 0

Voted: 12

Recused: 0

Nay: 0

DECISION: Approved